

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 5-Q-01-UR **Related File Number:**
Application Filed: 4/9/2001 **Date of Revision:**
Applicant: HUNTER DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: West side of Dowell Springs Blvd., East side of Dick Lonas Rd., north of Middlebrook Pike.
Other Parcel Info.:
Tax ID Number: 106 D A 8.09 & PART OF 9 **Jurisdiction:** City
Size of Tract: 16 acres
Accessibility: Access is via Dowell Springs Blvd., a local street with a 35' of pavement within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Shopping center **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is west of the Middlebrook Pike industrial corridor and east of residential and office development.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) & A-1 (General Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to PC-1 (Retail and Office Park) by City Council on September 5, 2000.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. Approval of a concept plan and/or final plat for any subdivision of the property for the shopping center and proposed out parcels.
7. A revised site plan reflecting the conditions of approval shall be submitted to MPC prior to the issuance of building permits for this project.

With the conditions noted above, the development plan meets all requirements for the approval of a use on review in the PC-1 Zoning District..

Summary of MPC action: APPROVE the development plan for a shopping center that includes a food store of approximately 58,000 square feet, a restaurant and approximately 21,100 square feet of retail shops, subject to 7 conditions

Date of MPC Approval: 7/12/2001 **Date of Denial:** **Postponements:** 5/10/01, 6/14/01

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: